

Resolution No.: _____
Introduced: _____
Adopted: _____

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of September 2019 Forest Glen/Montgomery Hills Sector Plan

1. On September 24, 2019, the Montgomery County Planning Board transmitted to the County Executive and the County Council the September 2019 Planning Board Draft of the Forest Glen/Montgomery Hills Sector Plan.
2. The September 2019 Forest Glen/Montgomery Hills Sector Plan contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted 1989 Master Plan for the Communities of Kensington-Wheaton, as amended; 1996 Forest Glen Sector Plan, as amended; and 2000 North and West Silver Spring Master Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as previously amended; the 2013 Countywide Transit Corridors Functional Master Plan; the Master Plan of Highways and Transitways, as amended; and the 2018 Bicycle Master Plan.
3. On November 12, 2019, the County Council held a public hearing on the September 2019 Forest Glen/Montgomery Hills Sector Plan. The Master Plan was referred to the Council's Planning, Housing, and Economic Development Committee for review and recommendations.
4. On November 20, 2019, the Office of Management and Budget transmitted to the County Council the Executive's Fiscal Impact Statement for the September 2019 Forest Glen/Montgomery Hills Sector Plan.
5. On November 25, 2019, December 2, 2019, and January 16, 2020, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Forest Glen/Montgomery Hills Sector Plan.
6. On January 28 and February 4, 2020, the County Council reviewed the Forest Glen/Montgomery Hills Sector Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Forest Glen/Montgomery Hills Sector Plan, dated September 2019, is approved with revisions. County Council revisions to the Forest Glen/Montgomery Hills Sector Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the September 2019 Planning Board Draft Forest Glen/Montgomery Hills Sector Plan.

Page ii: Amend the first paragraph under Abstract as follows:

The Forest Glen/Montgomery Hills Sector Plan contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted 1989 Master Plan for the Communities of Kensington-Wheaton, as amended; 1996 Forest Glen Sector Plan, as amended; and 2000 North and West Silver Spring Master Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as previously amended; the 2013 Countywide Transit Corridors Functional Master Plan; the Master Plan of Highways and Transitways, as amended; and the 2018 Bicycle Master Plan.

Page iv: Amend the Table of Contents to reflect changes in headings and page numbers as a result of changes to text and graphics.

Page 1: Amend the first paragraph of the Executive Summary as follows:

The Forest Glen/Montgomery Hills Sector Plan provides an opportunity to reassess and enhance the character of the plan area, leverage public investment and analyze alternative redevelopment and connectivity solutions. It is a timely analysis in that two, related important initiatives are underway: the MD 97 Montgomery Hills study initiated by Maryland Department of Transportation State Highway Administration ([MCDOT]MDOT SHA) and the Washington Metropolitan Area Transit Authority's (WMATA) feasibility analysis of the Forest Glen Metro Station.

Page 2: Amend the second column heading in Table 1: Recommendations Summary as follows:

[Short Term] Time Frame

Page 2: Amend the fourth recommendation in Table 1: Recommendations Summary as follows:

Note the location of two historic cemeteries: Mount [Union] Zion Methodist Episcopal Church and Cemetery site, and Grace Episcopal Church cemetery site.

Page 2: Amend the 19th recommendation in Table 1: Recommendations Summary as follows:

Develop [a] BiPPA [plan] plans on parallel timelines for Montgomery Hills and Forest Glen.

Page 3 : Amend the 28th recommendation in Table 1: Recommendations Summary as follows:

Recommend the nomination of the Montgomery Hills Commercial District as a Main Street Maryland Program.

Page 3: Amend the 29th recommendation in Table 1: Recommendations Summary as follows:

Recommend that the Montgomery Hills District be designated as a qualified recipient of MCEDC Small Business Impact Assistance Funds.

Page 3: Amend the 31st recommendation in Table 1: Recommendations Summary as follows:

Consider the following individual sites for [potential historic designation] listing in the Locational Atlas and Index of Historic Sites or for designation in the Master Plan for Historic Preservation: Montgomery Hills Shopping Center; Exceptional Fabricare; Calvary Lutheran Evangelical Church; Grace Episcopal Church and Cemetery; and Americana Finnmark.

Page 3: Amend the 32nd recommendation in Table 1: Recommendations Summary as follows:

[Retain] Evaluate the Woodside Locational Atlas Historic District for designation in the Master Plan for Historic Preservation.

Page 4: Revise Map 1: Existing Land Use to reflect updated land uses.

Page 5: Revise Map 2: Recommended Land Use to reflect Council decisions.

Page 6: Revise Map 3: Existing Zoning to reflect updated zoning.

Page 7: Revise Map 4: Recommended Zoning to reflect Council decisions.

Page 12: Amend the second bullet under 1.5 Challenges and Opportunities, Challenges as follows:

- Displacement of businesses with [State Highway Administration's] MDOT SHA property acquisitions for road improvements, loss of affordable commercial space.

Page 12: Amend the third bullet under 1.5 Challenges and Opportunities, Challenges as follows:

- Loss of parking spaces due to MDOT SHA improvements.

Page 12: Amend the 14th bullet under 1.5 Challenges and Opportunities, Challenges as follows:

- Construction period disruptions from MDOT SHA improvements.

Page 13: Amend the third bullet under 1.5 Challenges and Opportunities, Opportunities as follows:

- Available redevelopment sites created by MDOT SHA acquisitions.

Page 16: Amend the last two sentences of the first paragraph under 1. Consolidated Driveways as follows:

A list of driveways to be considered for consolidation with redevelopment is included in the technical appendix of this plan and they are shown in Figure 1. New driveways should be considered only in conjunction with the removal or reduction of existing driveways.

Page 20: Amend the second bullet under 2. Long-Term Vision as follows:

- Provide designated space for [high-end] bus rapid transit station furniture.

Page 21: Amend the second paragraph under 3. Main Street Grid as follows:

The plan recommends the following new grid of business district roadways, Montgomery Hills Connectors (B-2, and B-3[, and B-4]) with redevelopment of the Seminary Place Shopping [Plaza] Center. Specific recommendations and considerations to achieve the long-term vision are detailed in the appendix.

Page 21: Revise Figure 2: Main Street Grid Concept to reflect updated Business District Streets per Table 2.

Page 23: Insert additional language after the second paragraph of 1. Short-Term Design Alternative: Beltway Ramp Reconfiguration to reflect Council decision as follows:

Another design treatment to consider and study further that would improve traffic flow, reduce queuing and increase safety is a channelized signal bypass for the two Beltway on-ramps, accessed from northbound Georgia Avenue. This treatment has been applied at other interchanges in the County. As an example, Figure 3a shows the southbound I-270 on-ramp, accessed from eastbound Darnestown Road (MD 28).

Insert New Image: Figure 3a: Signal Bypass in Rockville, MD

Motorists who wish to access the southbound I-270 on-ramps stay to the right of the concrete barrier (rightmost lane) and are then able to bypass the signals for eastbound Darnestown Road. This helps traffic to flow off Darnestown Road and reduce spillbacks and queuing further west. The signal is still needed to provide safe, left turning movements for traffic exiting I-270 from the off-ramp.

Page 25: Amend the first paragraph of 1. Woodland Drive Extended (B-1) to reflect Council decision:

1. Woodland Drive Extended (B-1), (SR-1)

This plan recommends extending the existing northern terminus of Woodland Drive (60-foot right-of-way) [at] south of Medical Park Drive to connect to Dennis Avenue for the purpose of improving connectivity for all transportation modes. This plan envisions a connection designed for safe vehicle, pedestrian and bicycle travel that ultimately connects to Dennis Avenue. [This] The road segment from the current dead-end terminus and Medical Park Drive will be classified as a secondary residential roadway (SR-1). The road segment between Dennis Avenue and Medical Park Drive will be classified as a Business District Street (B-1); this recommendation would only be fully realized with the redevelopment of the medical office use located at the southeastern corner of Dennis and Georgia Avenues. Furthermore, this plan recommends a full movement, protected signalized intersection at Medical Park Drive and Georgia Avenue.

The road design should include buffered sidewalks on both sides. The design of the pedestrian facility should reflect the current best practices for widths and composition. The intersection should be evaluated for appropriate traffic controls. Pedestrian crossing facilities, such as high-visibility crosswalks, should also be included in the intersection design. The bikeway should ensure a level of traffic stress (LTS) no higher than two on the LTS scale established by the 2018 Bicycle Master Plan.

This recommendation to connect the [two] dead ends of Woodland Drive in the Forest Glen neighborhood advances the Glenmont to Silver Spring Breezeway recommendation made in the 2018 Bicycle Master Plan

Page 25: Revise Figure 5: Woodland Drive Extended to reflect Council decision.

Page 28: Revise Figure 13: Georgia Avenue to reflect correction.

Page 30: Revise Table 2: Street Classification and Right-of-Way Recommendations to reflect Council decisions as follows:

Table 2: Street Classification and Right-of-Way Recommendations

Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
Major Highways							
M-8 Georgia Avenue (MD 97)	Dennis Avenue	Capital Beltway (I-495)	Major Highway	110'	6D	6D	Mixed Traffic
M-8 Georgia Avenue	Capital Beltway (I-495)	16th Street (MD 390)	Major Highway	120'	7 (5)	7 (6)	Mixed Traffic

Table 2: Street Classification and Right-of-Way Recommendations

Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
(MD 97)							
M-8 Georgia Avenue (MD 97)	16 th Street (MD 390)	Spring Street	Major Highway	122'	6	<u>6+0T</u>	Dedicated
M-9 16th Street (MD 390)	2nd Avenue	Georgia Avenue (MD 97)	Major Highway	120'	6D	<u>[6+0T]4D (7)</u>	None
Major Arterial							
A-263 Spring Street	Fairview Road	Georgia Avenue (MD 97)	Arterial	100'	2D	2D	None
A-263 Spring Street	Georgia Avenue (MD 97)	First Avenue	Arterial	120'	2D	2D	None
Minor Arterials							
MA-16 Columbia Boulevard/ Dale Drive	Georgia Avenue (MD 97)	Wayne Avenue	Minor Arterial	80'	2	2	None
MA-17 Dennis Avenue	Georgia Avenue (MD 97)	Sligo Creek Parkway	Minor Arterial	80'	2	<u>2</u>	None
MA-41 Seminary Road	Georgia Avenue (MD 97)	Second Avenue/ Linden Lane	[Recommended] Minor Arterial	80'	2	2	None
MA-41 Seminary Road	Second Avenue/ Linden Lane	Seminary Place	[Recommended] Minor Arterial	80'	<u>2</u>	<u>2</u>	<u>None</u>
MA-41 Seminary Road	Seminary Place	Forest Glen Road	[Recommended] Minor Arterial	80'	<u>2</u>	<u>2</u>	<u>None</u>
MA-3 Linden Lane	Second Avenue	Brookville Rd	[Recommended] Minor Arterial	<u>80</u>	<u>2</u>	<u>2</u>	<u>None</u>
MA-42 Seminary Place	Georgia Avenue (MD 97)	Seminary Road/ Second Avenue	[Recommended] Minor Arterial	80'	2	2	None

Table 2: Street Classification and Right-of-Way Recommendations

Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
MA-43 Forest Glen Road (MD 192)	Sligo Creek Parkway	[Sligo Creek Parkway] <u>Georgia Avenue (MD 97)</u>	[Recommended] Minor Arterial	80'	2	2	None
MA-43 Forest Glen Road (MD 192)	Georgia Avenue (MD 97)	Belvedere Place	[Recommended] Minor Arterial	80'	4	4	None
Business District Streets							
B-1 Woodland Drive Extended	[Northern terminus of Woodland Drive (approaching Medical Park Drive)] <u>Medical Park Drive</u>	Dennis Avenue	[Recommended] Business District Street	60'	2	2	None
B-2 Montgomery Hills District Connector 2	Seminary [Road] <u>Place</u>	Northern boundary of Seminary Place Shopping Center	[Recommended] Business District Street	60'	2	2	None
B-3 [Montgomery Hills District Connector 3] <u>Flora Lane Extended</u>	Montgomery Hills District Connector 2	Georgia Avenue [(opposite Flora Lane)]	[Recommended] Business District Street	60'	2	2	None
B-4 [Montgomery Hills District Connector 4] <u>White Oak Drive Extended</u>	Montgomery Hills <u>District</u> Connector 2	Georgia Avenue [(opposite White Oak Drive)]	[Recommended] Business District Street	60'	2	2	None

Table 2: Street Classification and Right-of-Way Recommendations

Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
<u>B-5 Montgomery Hills District Connector 3</u>	<u>Seminary Place</u>	<u>Seminary Road</u>	<u>[Recommended] Business District Street (non-standard design)</u>	<u>40'</u>	<u>2</u>	<u>2</u>	<u>None</u>
Primary Residential Streets							
P-29 Dennis Avenue	Brunswick Avenue	Georgia Avenue (MD 97)	Primary Residential	70'	2	2	None
P-19 Hildarose Drive	Gardiner Avenue	Georgia Avenue (MD 97)	Primary Residential	70'	2	2	None
P-X <u>Medical Park Drive</u>	<u>Dennis Avenue</u>	<u>Georgia Avenue (MD 97)</u>	<u>Primary Residential</u>	<u>70'</u>	<u>2</u>	<u>2</u>	<u>None</u>
Secondary Residential Street							
<u>SR-1 Woodland Drive Extended</u>	<u>Northern terminus of Woodland Drive (approaching Medical Park Drive)</u>	<u>Medical Park Drive</u>	<u>Secondary Residential</u>	<u>60'</u>	<u>2</u>	<u>2</u>	<u>None</u>

Notes for Table 2:

- Georgia Avenue, north of Tilton Drive, is recommended for a target speed of 30 miles per hour. South of Tilton Drive, Georgia Avenue is recommended for a target speed of 25 mph as indicated in Chapter 49 of the County Code (Urban Road Code). The remaining roads in the sector plan area are recommended for 25 miles per hour.
- Master Planned ROW is showing the minimum widths.
- The number of existing or planned through lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.
- "D" denotes a divided highway, and "OT" denotes two lanes repurposed for BRT transitways.
- On Georgia Avenue, the existing cross section includes 7 through lanes with an additional dynamic lane which is designated during peak periods by the peak direction. All other times, the eighth lane functions as a center left turn lane.
- On Georgia Avenue, the removal of the dynamic lane will result in 7 lanes; 3 southbound and 4 northbound.
- This plan extends the road diet recommended in the Greater Lyttonsville Sector Plan which

resulted in reducing the roadway to 4 lanes; repurposing the remaining roadway width for a two-way separated bikeway on the east side between Georgia Avenue (MD 97) and the District of Columbia.

8. Bolded text indicates a sector plan recommendation; a new master-planned street or a reclassification of an existing street. This recommendation will result in a modification to the Master Plan of Highways and Transitways.

Page 32: Revise Map 8: Roadway Classifications to reflect Council decision.

Page 33: Insert a fourth paragraph under 2.1.3 Intersections and Crossings to reflect Council decision as follows:

At the time of this Sector Plan's adoption, both the final design of the Georgia Avenue Beltway interchange and its effect on vehicle delay, and the Local Area Transportation Review standard to be used in the 2020-2024 Subdivision Staging Policy (SSP), are not known. Therefore, any intersection improvement that is needed must meet the congestion standards that are applicable at the time of Planning Board action, be in conformance with the Sector Plan and be consistent with Vision Zero and other transportation safety best practices and other applicable county policies.

Page 34: Revise Map 9: Recommended Sidewalks and Protected Crossings to reflect Council decision.

Page 35: Revise Table 3: Existing and Recommended Protected Crossing Locations to reflect Council decision:

ID	Intersection	Existing Signalized Intersection	Existing Unsignalized Intersection with Crosswalk Improvements	BRT Station Location	Recommendation
1	Georgia Avenue at Dennis Avenue	X		X	
2	Georgia Avenue at Dexter Avenue			X	Protected crossing
3	<u>Georgia Avenue at Medical Park Drive</u>				<u>Signalized Intersection</u>
[3]4	Georgia Avenue at August Drive	X			
[4]5	Georgia Avenue at Tilton Drive				Protected crossing
[5]6	Georgia Avenue at Forest Glen Road	X		X	
[6]7	Georgia Avenue at Flora Lane [1]				Protected crossing
[7]8	Georgia Avenue at White Oak Drive [1]				Protected crossing

ID	Intersection	Existing Signalized Intersection	Existing Unsignalized Intersection with Crosswalk Improvements	BRT Station Location	Recommendation
[8]9	Georgia Avenue at Seminary Place	X		X	
[9]10	Georgia Avenue at Seminary Road	X			
[10]11	Georgia Avenue at 16 th Street [2]	X			
[11]12	Luzerne Avenue at Georgia Avenue				Protected crossing for bicyclists and pedestrians only
[12]13	Georgia Avenue at Highland Drive				Protected crossing
[13]14	Georgia Avenue at Noyes Drive		X		Protected crossing
[14]15	Georgia Avenue at Spring Street	X			
[15]16	Elkton Avenue and Forest Glen Road				Protected crossing
[16]17	Kimball Place and Darcy Forest Drive				Protected crossing
[17]18	Belvedere Place and Darcy Forest Drive		X		Protected crossing
[18]19	Grace Church Road and 16 th Street				Protected crossing
[19]20	Any planned/future changes to the WMATA station access as part of future development of the existing surface parking lots and bus loop[.]				Protected crossing
[20]21	16 th Street and Second Avenue	X			Improve intersection for pedestrian safety and comfort

[1] Assumes realization of either [Alternative] Alternatives 1 or 2 of the Beltway and Interim-term recommendations for Georgia Avenue in Montgomery Hills.

[2] Assumes abandonment of the 16th Street southbound slip lane and consolidation of the northbound and southbound 16th Street lanes.

Page 37: Amend the second paragraph under 2. Forest Glen Metro Station Access to reflect Council decision as follows:

In 2013, MCDOT initiated a project to determine the alignment and type of facility for improving pedestrian safety at the intersection and access to the Metrorail at Forest Glen station. A passageway under Georgia Avenue connecting the [northwest] northeast corner to the [southeast] southwest corner was the preferred alignment. It would provide direct access to the Metrorail station with surface access on both ends. This plan confirms and supports the funded project and recommends detailed considerations for the final design stage, which includes [locations for additional elevators on Forest Glen Road west of Georgia Avenue] an elevator on the south side of Forest Glen Road near the existing steps into the station lobby. Consult the Transportation Appendix for details.

Page 37: Insert additional language under the second paragraph under 2. Forest Glen Metro Station Access to reflect Council decision as follows:

For the purpose of providing a safe and efficient pick-up and drop-off area that will deter use of Georgia Avenue and Woodland Drive, this sector plan recommends a designated pick-up/drop-off area completely contained on the Forest Glen Medical Center site. This facility will complement future access to the Forest Glen Metro station by way of the planned bicycle and pedestrian passageway project which will be constructed under Georgia Avenue at Forest Glen Road.

The Planning Board should grant public benefit points in conjunction with an optional method regulatory application if a safe and efficient pick-up/drop-off area completely contained on the Forest Glen Medical Center site is provided. For points to be awarded, MCDOT must approve the final, detailed design at the time of site plan. The applicant will only be eligible for public benefit points for the act of constructing the pick-up/drop-off facility; no points will be awarded for a land contribution or payment towards the construction of the facility.

Page 37: Amend the third and fourth paragraphs under E. Policy Area Roadway Network Adequacy Test to reflect Council decision as follows:

This plan recommends [increasing the policy area standard for the seven intersections within its plan boundaries to 120 seconds] the Subdivision Staging Policy (SSP) establish a new Red Policy Area encompassing an area of roughly one-half mile radius from the Forest Glen Metro Station, with the precise boundary to be determined as part of the 2020-2024 SSP. The recommendation is based on the high ratio of regional traffic, the comparatively small master-planned densities included in the sector plan and the plan area's location between two downtowns. [Increasing] Establishing the new [policy area] Red Policy Area standard accepts the unique circumstances of the corridor and provides flexibility for future development, which is the only viable means of achieving the safety and placemaking goals set forth in this plan. The [intersections to which this recommendation applies are listed below] 120 seconds per vehicle capacity standard would thus apply to the following intersections along Georgia Avenue:

- [Dennis Avenue]
- August Drive
- Forest Glen Road
- Capital Beltway off-ramp paired signals (north and south)

- Flora Lane (planned)
- Seminary Place
- Seminary Road
- [16th street]

This recommendation also applies to any future traffic signals that would be installed [within the plan area] between August Drive and Seminary Road at a future date. It is important to note that future updates to the SSP, which determines if future county development can be accommodated by existing and planned infrastructure projects, may affect this recommendation. The purpose of this recommendation is to help inform future updates to the SSP, but it is recognized that the then current SSP supersedes the sector plan.

Page 38: Revise Map 10: Bus Rapid Transit Station Corridors to reflect updated information.

Page 38: Amend the first sentence of the second paragraph under A. Bus Rapid Transit as follows:

The sector plan also confirms the future bus rapid transit (BRT) station locations recommended in the *Approved and Adopted Countywide Transit Corridors Functional Master Plan (2013)* at Forest Glen Road and Dexter Avenue.

Page 39: Amend the second paragraph under B. Local Service as follows:

To address safety concerns of people crossing Georgia Avenue mid-block and away from protected crossings, WMATA should consider consolidating bus stops along Georgia Avenue. The stops recommended for consolidation are located [those] within one block of an existing or master-planned protected crossing and the existing crossings should only be eliminated once the nearby protected crossings are in place. Consolidating stops in the future could have the added benefit of reducing the number of pedestrians crossing Georgia Avenue away from protected crossings, when trying to access bus stops on the opposite side of the road more directly.

Page 50: Insert a new bullet after the twelfth bullet under 2.2.2 Urban Design, B. Recommendations as follows:

- Emphasize the importance of undergrounding utilities during redevelopment.

Page 50: Move the second bullet under 2.2.3 Historic Preservation, A. Goals to 2.2.3 Historic Preservation, B. Recommendations to reflect Council decision.

Page 50: Amend the fourth bullet under A. Goals as follows:

- Safeguard the historical and cultural heritage of the [county] Plan area.

Page 50: Amend the last paragraph under A. Green Cover as follows:

The plan recommends countering these consequences with expanded green cover through planted roofs, trees, bioretention systems, planting beds, even lawns. Green cover provides valuable services to cool air and surface temperatures, sequester carbon, [improve] ameliorate air and water quality, and reduce heat island effect and exposure to ultraviolet radiation. It has also been proven to improve quality of life by increasing psychological fitness and can directly affect the economy by improving physical appeal.

Page 51: Amend the first paragraph under Recommendations as follows:

[On] The Plan recommends, for all properties 2.5 acres or larger[,], which have a greater likelihood of redevelopment under the Commercial/Residential (CR) zones, [provide] a minimum of 35 percent green cover be provided. [For properties] Properties smaller than 2.5 acres[, there is no minimum green cover requirement. However, it is still a good goal for the owners of these properties to] should strive for 35 percent green cover; however, the Plan recognizes the challenges faced by smaller properties under redevelopment.

Page 51: Amend the first bullet under Recommendations as follows:

- [Planted intensive] Intensively planted green roof[s (] with 6 inches or greater soil depth_[)] of the total area.]

Page 51: Amend the fourth bullet under Recommendations as follows:

- [A] Or, a combination of tree canopy cover, [law] lawn, and intensive green roof for a total green cover of 35 percent or greater.

Page 51: Amend the third paragraph under Recommendations as follows:

[*] If onsite energy generation requires the use of either the roof or open space, accommodations for these features may alter and/or decrease the 35 percent minimum green cover [requirement] desired.

Page 51: Amend the seventh bullet under Recommendations as follows:

- Provide soil volumes for canopy trees of no less than [800 to 1,000] 600 cubic feet.

Page 52: Delete the fourth sub-bullet under the fourth bullet under Recommendations as follows:

- [Water conservation and/or rainwater reuse by:
 - Harvesting rainwater for retention, irrigation and/or gray water.
 - Minimizing irrigation needs through the planting of locally adapted, native plant species.]

Page 52: Insert a sixth bullet under Recommendations as follows:

- Apply water conservation and/or rainwater capture features such as:

- Harvesting rainwater for retention, irrigation and/or gray water.
- Minimizing irrigation needs through the planting of locally adapted, native plant species.

Page 54: Revise Map 17: Existing and Recommended Parks and Open Space by moving park #18 to its correct location at the Forest Glen Metro Station Parking Lot and park #20 to its correct location at the Forest Glen Medical Center site.

Page 54: Revise Map 17: Existing and Recommended Parks and Open Space to reflect Council decision to remove parks #13, #15, and #16.

Page 55: Revise Table 5: Park and Open Space Hierarchy as follows:

Table 5: Park and Open Space [Hierarchy] Recommendations		
Service Area - Countywide		
Location	Park Classification	Size
[Silver Spring Health and Human Services Center]	[Urban Recreational Park and Community gardens]	[2-3 acres]
SHA ROW at 16 th Street and Georgia Avenue	Urban Recreational Park	3 acres
Forest Glen Metro Lot	Civic Green Urban park	½ - 1 acre
Forest Glen Medical Center	Civic Green Urban Park	½ - 1 acre
Service Area – Local Community		
Location	Park Classification	Size
Dennis Avenue Medical Cluster	Pocket Green Urban Park	½ acre
Seminary Place Shopping Center	Civic Green Urban Park	[½ - 1 acre] <u>no less than ½ acre</u>
[Snider's Super Foods and Fire Station]	[Pocket Green Urban Park]	[¼ acre]
[Parking Lot #12]	[Urban Recreational Parklet]	[Min. 1/0 acre]
Luzerne and Cedar View Court	Pocket Green Urban Park	¼ acre

Page 55: Amend the second, third, and fourth bullets under Recommendations as follows:

- Establish a civic gathering space of at least ½ [to 1] acre with the redevelopment of the Seminary [Plaza] Place Shopping Center. A memorial site for Mount Zion Methodist Episcopal Church would be appropriate for the historic resources cited in the vicinity. Ownership of the facility should be determined at the time of redevelopment.
- Transform underutilized, state-owned property at the intersection of Georgia Avenue and 16th Street into a new gateway urban recreational park. The gateway space would mark the entrance of the community and [act as a multi-use area for active and passive uses] provide space for a much-needed athletic field in this area of the County.

- If the Montgomery County Health and Human Services vacates its offices located at 8818 Georgia Avenue (former Woodside Elementary School), the building should continue as a public facility[, to be used for one of the following (but not limited to):
 - a school
 - a park facility
 -]or be redeveloped as housing with 30 percent of the units provided as regulated [a substantial]affordable [component] units. Any redevelopment should provide open space that is well-integrated with the existing Woodside Urban Park adjacent to the property.

Page 56: Insert a new bullet after the fifth bullet under 2.3.1 Housing as follows:

- The Plan also recognizes the need for permanent supportive housing for the homeless.

Page 57: Revise Map 18: Existing and Recommended Housing Resources to reflect Council decision.

Page 58: Amend the third paragraph under A. Housing Resources as follows:

This plan aims to balance the preservation of existing market-rate affordable housing with the production of new housing, including MPDUs. This preservation and production strategy seeks to retain the existing zoning on most of the single-unit [and multi-unit residential] properties[,] and rezone select multi-unit properties and properties near existing transit stations.

Page 58: Amend the first bullet under Recommendations as follows:

- Preserve existing, market-rate affordable housing where [possible] practicable.

Page 60: Revise the third column heading in Table 6: Existing and Projected School Enrollment as follows:

Actual ['18-19] '19-20

Page 63: Amend the second paragraph of 3.1 Plan Area Districts, Woodside as follows:

The Woodside Locational Atlas Historic District (M: 36-4) is located partially within the boundaries of the Woodside District of this plan. A portion of this historic district was found eligible for listing in the National Register of Historic Places by the Maryland Historical Trust in 1994. Evaluation of this resource for [listing] inclusion in the Montgomery County Master Plan for Historic Preservation was initiated several times in the 1990s. This plan recommends reinitiating the evaluation[in the near term].

Page 65: Revise Map 21: Opportunity Sites to reflect updated information.

Page 66: Revise Map 22: Existing Land Use to update land uses.

Page 67: Revise Map 23: Recommended Land Use to reflect Council decision.

Page 68: Revise Map 24: Existing Zoning to reflect updated zoning.

Page 69: Revise Map 25: Recommended Zoning to reflect Council decision.

Page 70 : Amend the third paragraph under 3.1.1 Dennis Avenue Medical Cluster as follows:

This plan recommends rezoning all the medical office properties to a [Employment Office (EOF)] Commercial Residential Town (CRT) zone to accommodate the office and employment activity, while allowing for [limited] residential and neighborhood commercial uses. While there are no current plans for complete redevelopment of the medical office building properties, the combined, adjacent medical office sites could create the potential for a cohesive[,] employment center to provide improved access and public amenities for patients and staff.

Page 70: Amend the first, second, and third bullets and insert a new bullet under A. Land Use and Zoning as follows:

- Rezone the Burkland Medical Center (10313 Georgia Avenue - Tax ID C000033) property from R-60 to CRT-1.25, C-1.25, R[0.5]-1.25, [C 1.25,] H-75 to provide flexibility to accommodate market changes.
- Rezone the Wolf Medical Center (10301 Georgia Avenue - Parcel N775) and Doctor's Medical Park East (2101 Medical Park Drive) properties from R-60 to CRT-1.25, C-1.25, R[0.5]-1.25, [C 1.25,] H-75 to provide flexibility to accommodate market changes.
- Rezone the Montgomery County Dennis Avenue Health Center (2000 Dennis Avenue – Parcel P682) property from R-60 to CRT-[1.25] 1.5, C-1.5, R[0.5]-1.5, [C 1.25] H-[75] 80 to provide the opportunity for a comprehensive redevelopment with adjacent properties and accommodate future needs for other county facilities and affordable housing.
- Provision of affordable housing should be maximized to the extent possible on county-owned land. Should the property redevelop, any optional method project that includes residential dwelling units should provide a minimum of 30 percent of the units as regulated affordable units: 15 percent affordable to households earning at the standard Moderately Priced Dwelling Unit (MPDU) level of 65-70 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.

Page 71: Amend the second paragraph under 3.1.2 Fields of Silver Spring as follows:

This multi-unit residential development was built in 1947 and currently contains 221 units. It is a low-income housing tax credit project with subsidies set to expire [past the intended life of this plan] in about 20 years. The Forest Glen/ Montgomery Hills Sector Plan seeks to preserve the existing development, given its [lack of redevelopment potential and value as a stable housing resource near transit] current financing situation; however, the current tax credit program does not prevent redevelopment. If the property requires significant renovation and redevelopment within the next 20-30 years, the property owner may desire a change in zoning therefore a CRT floating zone is recommended for this site.

Page 71: Amend the first bullet under 3.1.2 Fields of Silver Spring, Recommendations: A. Land Use and Zoning as follows:

- [Confirm the existing R-10 Zone for the Fields of Silver Spring (10111 McKenney Avenue) to preserve this existing housing resource.] Reconfirm the R-10 zone with a recommendation to support a future application for a CRT Floating zone, roughly equivalent to CRT-2.0, C-0.25, R-2.0, H-75. Should the property redevelop following the expiration of the tax-credit program, any optional method project that includes residential dwelling units should provide a minimum of 15 percent Moderately Priced Dwelling Units (MPDUs) and five percent market-affordable units for up to 30 years. In addition, with redevelopment, a minimum of 25 percent of the units should be two-bedroom units.

Page 71: Amend the third paragraph of 3.1.3 Belvedere Apartments (2107 Belvedere Boulevard) as follows:

[The Forest Glen/Montgomery Hills Sector Plan recommends preserving existing zoning, in accordance with the plan goal of balancing preservation and production of housing, as well as preserving market-rate affordable housing, where possible.] Like the aging multi-family properties discussed in other recent master plans, the Belvedere will, within the life of the Plan, most likely require significant renovation, rehabilitation or redevelopment. Preservation of existing affordable housing is not necessarily achieved by retaining current zoning. Retaining the current zoning might ensure market affordable rents and no displacement of residents in the near term, but as systemic infrastructure and utility issues worsen over time, the need to renovate or rebuild this property will increase. Given the challenges with redevelopment for properties in this area under similar circumstances and zoning, the Plan recommends rezoning this property and requiring a greater percentage of the units be provided as MPDUs.

Page 71: Amend the first bullet and add a new bullet under 3.1.3 Belvedere Apartments (2107 Belvedere Boulevard), Recommendation: A. Land Use and Zoning as follows:

- [Confirm the existing R-10 Zone for the Belvedere Apartments (2105 Belvedere Boulevard)] Rezone the Belvedere Apartments (2105 Belvedere Boulevard) from R-10 to CRT-2.0, C-0.25, R-2.0, H-75 given the lack of regulated affordable units today and the high probability of redevelopment in the next 20-30 years.
- Any optional method project that includes residential dwelling units should provide a minimum of 15 percent MPDUs. In addition, with redevelopment, a minimum of 25 percent of the units should be two-bedroom units.

Page 72: Amend the first bullet under 3.1.4 Forest Glen Apartments, Recommendations: A. Land Use and Zoning as follows:

- Rezone Forest Glen Apartments (2106 [Belvederes] Belvedere Boulevard – Plat 1775) from R-10 to CRT-2.0, C-[2.0]0.25, R-2.0, H-75 to encourage redevelopment of predominantly residential uses near transit.

Page 72: Amend the first and second bullets under 3.1.4 Forest Glen Apartments, Recommendations: B. Environment as follows:

- Protect or enhance existing tree buffer along Belvedere Boulevard to the maximum extent possible.
- [Incorporate] To the maximum extent possible, incorporate the oldest and healthiest trees into the design of the redevelopment project.

Page 73: Insert a new bullet after the second bullet under 3.1.6 Forest Glen Metro Station Parking Lot and Entrance, Recommendations: A. Land Use and Zoning to reflect Council decision:

- Any optional method project that includes residential dwelling units should provide a minimum of 15 percent MPDUs. In addition, with redevelopment, a minimum of 25 percent of the units should be two-bedroom units and five percent of the units should be three-bedroom units.

Page 73: Correct order of sections E. Urban Design, C. Transportation, and D. Parks under 3.1.6 Forest Glen Metro Station Parking Lot and Entrance, Recommendations, consistent with alphabetical order.

Page 73: Insert a new bullet after the sixth bullet under 3.1.6 Forest Glen Metro Station Parking Lot and Entrance, Recommendations: E. Urban Design to reflect Council decision:

- Upon redevelopment, site should provide for convenient access to the Forest Glen Metro Station entrance.

Page 74: Insert the text after the second paragraph of 3.1.7 Forest Glen Medical Center to reflect Council decision as follows:

For the purpose of providing a safe and efficient pick-up and drop-off area for transit users that will deter use of Georgia Avenue and Woodland Drive, this sector plan recommends a designated pick-up/drop-off facility area completely contained on the Forest Glen Medical Center Site accessible from Woodland Drive. This facility will complement future access to the Forest Glen Metro Station by way of the passageway project.

Page 74: Amend the second bullet and add a third bullet under 3.1.7 Forest Glen Medical Center, Recommendations: A. Land Use and Zoning to reflect Council decision as follows:

- Prioritize affordable housing and habitat preservation and restoration as the top public benefit for optional method development. [Provide a minimum of 15 percent moderately priced dwelling units (MPDUs) for the affordable housing benefit.]
- Any optional method project that includes residential dwelling units should provide a minimum of 15 percent MPDUs. In addition, with redevelopment, a minimum of 25 percent of the units should be two-bedroom units and five percent of the units should be three-bedroom units. Additionally, given the substantial investment by the County in the Metro access tunnel construction, the Plan recommends 10 percent of the units also be

provided as affordable to households earning at or below 100 percent of Area Median Income (AMI).

Page 74: Amend the first paragraph and delete the two following bullets under 3.1.7 Forest Glen Medical Center, Recommendations: B. Environment to reflect Council decision as follows:

The 3.9-acre property contains approximately [1.24] 1.25 acres of remnant forest, [on approximately a quarter of the property. The forest is] While dominated by native black locust trees, the remnant forest is also adversely impacted by invasive species. [However, invasive species are adversely impacting the forest. This area, one of the last remaining forest settings in Forest Glen, should be restored to accommodate passive recreational features, such as benches, pathways, tables, gazebos, etc. Most of the green cover requirements could be satisfied on this portion of the site, allowing for more flexible site design on the remaining property. In addition to the areawide minimum recommendations:] With respect to the remnant forest, at the time of redevelopment, maximum flexibility on the site should be given for providing an area of equal environmental benefit that also provides for improved community benefit and access. Equal environmental benefits may include improved water and air quality, strategies that provide for reduced greenhouse gas emissions and increased biodiversity and habitat protections, including improved tree canopy. Development should also, as a part of its open space requirement, preserve healthy indigenous trees and replant stratified vegetation where possible. [

- [Retain the general canopy footprint of the existing forest.
- Provide native canopy street trees along Georgia Avenue and Woodland Drive.]

Page 74: Delete the third bullet and amend the fourth bullet under 3.1.7 Forest Glen Medical Center, Recommendations: C. Urban Design to reflect Council decision as follows:

- [Locate a public open space/plaza with accessibility to the future metro station passageway.]
- [Provide a drop-off area accessible from Woodland Drive for transit users] Provide an on-site drop-off and pick-up area for transit users that is accessible from Woodland Drive. For public benefit points in conjunction with an optional method of development application to be approved, MCDOT must approve the final, detailed design at the time of site plan. The applicant will only be eligible for public benefit points for constructing the pick-up/drop-off facility; no points will be awarded for a land contribution or payment towards the construction of the facility.

Page 74: Insert new section after 3.1.7 Forest Glen Medical Center Recommendations: C. Urban Design to reflect Council decision as follows:

3.1.8 Georgia Avenue and Woodland Drive: Block 1 Properties

The Block 1 properties are nine properties improved with older single-unit homes along Georgia Avenue (9909-9917 Georgia Avenue), up to Tilton Drive and along Woodland Drive (9820-9904 Woodland Drive). These properties total approximately 1.8 acres and are zoned

R-60. In some cases (particularly along Georgia Avenue), these properties contain commercial and/or office uses.

Recommendations:

A. Land Use and Zoning

- Confirm the existing R-60 zoning within Block 1 on the following properties: 9909-9917 Georgia Avenue and 9820-9904 Woodland Drive.
- These properties are appropriate for a future floating zone application equivalent to a CRN-1.5, C-.0, R-1.5, H-55.
- If any of these properties apply for rezoning, the compatibility of new development with the nearby single-unit homes should be a top priority.

B. Parks and Open Space

If these properties assemble and redevelop under the floating zone option, any redevelopment should try to consolidate its required open space with that of adjacent properties in order to maximize usefulness, functionality, recreational opportunities and other related community-serving and environmental benefits.

Page 74: Amend the heading of 3.1.8 Calvary Lutheran Evangelical Church as follows:

[3.1.8] 3.1.9 Calvary Lutheran Evangelical Church

Page 75: Amend the heading of 3.1.9 Seminary Place Shopping Center, Shell Gas Station and Montgomery Hills Car Wash as follows:

[3.1.9] 3.1.10 Seminary Place Shopping Center, Shell Gas Station and Montgomery Hills Car Wash

Page 75: Amend the first paragraph of 3.1.9 Seminary Place Shopping Center, Shell Gas Station and Montgomery Hills Car Wash, B. Environment as follows:

The Seminary [Plaza] Place Shopping Center is nearly 90 percent impervious cover with no storm water management treatment facilities aside from the vegetated island separating 9500 Georgia Avenue and 9510 Georgia Avenue. In addition to the areawide minimum recommendations:

Page 76: Amend the first bullet under E. Parks as follows:

- Establish a civic green urban park of no less than ½ [to 1] acre with the redevelopment of the Seminary [Plaza]Place Shopping Center. This space should be consolidated to the greatest extent possible if the properties are not assembled. A memorial site would be appropriate for the historic resources cited in the historic preservation section (F). Ownership of the facility should be considered at the time of redevelopment.

Page 76: Amend the first paragraph under F. Historic Preservation as follows:

The graves of the Mount Zion Methodist Episcopal Cemetery were moved from the Seminary [Plaza] Place Shopping Center site to the Maryland National Cemetery in Laurel, MD, by Snowden Funeral Home. However, it is not known how complete the removal of graves was, or whether there may still be intact burials at this location.

Page 77: Amend the heading of 3.1.10 Prestige Exceptional Fabricare as follows:

[3.1.10] 3.1.11 Prestige Exceptional Fabricare

Page 77: Amend the heading of 3.1.11 Montgomery Hills Shopping Center as follows:

[3.1.11] 3.1.12 Montgomery Hills Shopping Center

Page 77: Amend the first bullet under 3.1.11 Montgomery Hills Shopping Center, Recommendations: A. Land Use and Zoning to reflect Council decision:

[Confirm] Rezone the Montgomery Hills Shopping Center (1901-1921 Seminary Road and 9414-9416 Georgia Avenue) from CRT-2.25, C-1.5, R-0.75, H-45 to CRT-2.25 C-2.25, R-2.25 H-60 [zone for Montgomery Hills Shopping Center 91901-1921 Seminary Road, 9414-9416 Georgia Avenue)].

Page 77: Insert a new bullet after the first bullet under 3.1.11 Montgomery Hills Shopping Center, Recommendations: A. Land Use and Zoning to reflect Council decision:

- To address concerns with the possible loss of retail space, the Plan encourages optional method development that provides Small Business Opportunities as a public benefit for any redevelopment of commercial property within the Plan boundary.

Page 78: Amend the heading of 3.1.12 Georgia Avenue East as follows:

[3.1.12] 3.1.13 Georgia Avenue East

Page 78: Amend the first and second bullets and delete the third, fourth, and fifth bullets under 3.1.12 Georgia Avenue East, Recommendations: A. Land Use and Zoning to reflect Council decision:

- Rezone 9501, 9513 and 9517 [(Lot 10)] Georgia Avenue from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-2.25, C-2.25, R-[0.5]2.25, H-45 [to accommodate the existing conditions] for consistency and flexibility in redevelopment.
- Rezone [9439] 9421-9475 Georgia Avenue [(Lot P4)] from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-[2.75]2.5, C-[2.75]2.5, R-[0.5]2.5, H-45 [to accommodate the existing conditions] for consistency and flexibility in redevelopment.
- [Rezone 9431 Georgia Avenue (Lot P5) from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-2.25, C-2.25, R-0.5, H-45 to accommodate the existing conditions.

- Rezone 9427 Georgia Avenue (Lot P6) from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-1.75, C-1.75, R-0.5, H-45 to accommodate the existing conditions.
- Rezone 9421 Georgia Avenue (Lot P8) from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-2.5, C-2.5, R-0.5, H-45 to accommodate the existing conditions.]

Page 78: Insert a new bullet prior to the last bullet under 3.1.12 Georgia Avenue East, Recommendations: A. Land Use and Zoning to reflect Council decision:

- Additionally, to address concerns with the possible loss of retail space, the Plan encourages optional method development that provides Small Business Opportunities as a public benefit for any redevelopment of commercial property within the Plan boundary.

Page 78: Amend the heading of 3.1.13 Snider's Super Foods, Silver Spring Volunteer Fire Station and Parking Lot 12 as follows:

[3.1.13] 3.1.14 Snider's Super Foods, Silver Spring Volunteer Fire Station and Parking Lot 12

Page 78: Amend the second paragraph under 3.1.13 Snider's Super Foods, Silver Spring Volunteer Fire Station and Parking Lot 12 as follows:

The plan recommends an increase in density for flexibility in redevelopment and to implement the Main Street grid detailed in the Transportation chapter. By incentivizing redevelopment, the plan allows flexibility for property owners, while providing a critical component of the envisioned street grid.

Page 78: Amend the first, second, and third bullets and insert a new bullet under 3.1.13 Snider's Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot 12, Recommendations: A. Land Use and Zoning to reflect Council decision:

- Rezone Snider's Super Foods (1939 Seminary Lane, Lot 21) from CRT-0.75, C-0.75, R-0.25, H-45 to [CRT-1.5, C-1.5, R-1.5, H-60] CRT-2.25, C-2.25, R-2.25, H-60 [to incentivize redevelopment and provide a through street] for flexibility in redevelopment recognizing site-related challenges, including proximity to the Fire Station and a WMATA easement along the eastern edge of the site. Priority should be given to redevelopment scenarios that include a similar community benefit provided by the existing local grocery store.
- Rezone Silver Spring Volunteer Fire Station #19 (1945 Seminary Lane, Lot 16) from R-60 to CRT-1.5, C-1.5, R-1.5, H-60 to incentivize redevelopment, [and provide a through street. (See illustration on page 42)]
- Rezone Parking Lot 12 (Seminary Road and Columbia Boulevard, Lot 6) from R-60 to [CRT-1.0, C-1.0, R-1.0, H-60] CRT-1.5, C-1.0, R-1.5, H-60 to allow flexibility and accommodate the provision of affordable housing with future redevelopment [with open green space].
- Provision of affordable housing should be maximized to the extent possible on county-owned land. Should the property redevelop, any optional method project that includes residential dwelling units should provide a minimum of 30 percent of the units as regulated

affordable units: 15 percent affordable to households earning at the standard Moderately Priced Dwelling Unit (MPDU) level of 65-70 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.

Page 79: Amend the first bullet under C. Urban Design as follows:

- Provide a vehicular connection between Seminary Place and Seminary Road. [New and existing] Existing and, where possible, new streets should provide generous, tree-planted panels with ample sidewalks that contribute to the residential character to the west.

Page 79: Delete Section D. Parks under 3.1.13 Snider's Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot 12, Recommendations: to reflect Council decision:

[D. Parks

- Pocket Green urban Park – ¼ acre]

Page 79: Amend the third paragraph of 3.1.13 Snider's Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot 12 to reflect Council decision:

The Montgomery County Department of Transportation intends to preserve Parking Lot 12 [in its inventory] to accommodate future parking needs that are a result of this plan. However, if the Department of Transportation determines that parking demand has decreased, the lot could be considered for redevelopment. [With redevelopment, the plan envisions an open space for community gatherings. A building with ground-floor activating uses would be appropriate in this location in combination with a usable open space. The plan supports the preservation of Parking Lot 12 with the option of redevelopment in the future.] As a county-owned property, the provision of affordable housing should be top priority in redevelopment.

Page 79: Delete Section B. Parks under 3.1.13 Snider's Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot 12 Recommendations to reflect Council decision as follows:

[B. Parks

- Urban Recreational Parklet – minimum 1/10 acre]

Page 79: Insert new section after 3.1.13 Snider's Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot 12, Recommendations: A. Environment to reflect Council decision as follows:

3.1.15 Shopping Centers South of Seminary Road and Dale Drive

The shopping centers located at 9236-9330 Georgia Avenue, 9305 Columbia Boulevard, 9321-9331 Georgia Avenue and 9301-9315 Georgia Avenue provide a variety of neighborhood serving retail and other uses. The Plan supports the retention of these uses but also seeks to provide flexibility for future redevelopment opportunities.

Recommendations:

A. Land Use and Zoning

The Plan recommends the following zoning:

- Rezone 9326-9330 Georgia Avenue and 9305 Columbia Boulevard from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-1.5, C-1.5, R-1.5, H-45.
- Rezone 9321-9331 Georgia Avenue from CRT-1.5, C-1.5, R-0.5, H-45 to CRT 1.5, C-1.5, R-1.5, H-45.
- Rezone 9301-9315 Georgia Avenue from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-1.5, C-1.5, R-1.5, H-45.

Page 80: Amend the heading of 3.1.14 Georgia Avenue at Luzerne Avenue and Cedar View Court as follows:

[3.1.14]3.1.16 Georgia Avenue at Luzerne Avenue and Cedar View Court

Page 81: Amend the heading of 3.1.15 Right-of-Way at 16th Street and Georgia Avenue as follows:

[3.1.15]3.1.17 Right-of-Way at 16th Street and Georgia Avenue

Page 81: Amend the first paragraph of 3.1.15 Right-of-Way at 16th Street and Georgia Avenue as follows:

The approximately [3.7] 3.0-acre wooded site situated between the 16th Street and Georgia Avenue is a right-of-way owned by the Maryland Department of Transportation State Highway Administration (MDOT SHA). It is located at the southern edge of the Montgomery Hills District and surrounded by detached houses to the south, east and west, and by low scale commercial and institutional uses to the north. With implementation of MDOT SHA's MD Georgia Avenue Montgomery Hills Study, a portion of the site may be available for improvement.

Page 81: Amend the third paragraph of 3.1.15 Right-of-Way at 16th Street and Georgia Avenue as follows:

The plan supports the reuse of this right-of-way for continued public use, particularly as a recreational park with an athletic field. Other uses that incorporate public open space and amenities could also be appropriate. When the area is platted, the plan recommends a detached residential zone consistent with the character of the surrounding neighborhoods. The Montgomery County Department of Parks envisions this property as a recreational park [public open space,] including, but not limited to, the following amenities: a [small]recreational field, a public garden, a playground, a pavilion and/or a bike share facility. Should the entire site remain under MDOT SHA ownership, MDOT SHA should collaborate with Montgomery Parks to ensure any remnant portion from the [realigned] realignment of the 16th Street and Georgia Avenue intersection is accessible and useful as [public open space] a recreational park to the maximum extent possible. Connectivity to the adjacent residential community could be improved with the addition of bike paths, particularly a pedestrian/bike path connection across Georgia Avenue, unifying Luzerne Avenue west and Luzerne Avenue east.

Page 81: Amend the first bullet under A. Land Use and Zoning as follows:

- Confirm the R-60 zoning of [Zone] the MDOT SHA property bounded by Georgia Avenue, 16th Street and Columbia Boulevard to [R-60 to] accommodate future development as a recreational park or some other compatible public facility that incorporates usable open space.

Page 81: Amend the first paragraph under B. Environment as follows:

The forested land is dominated by invasive species that have climbed into the tree canopy, causing early tree mortality and disease. However, this large open space provides valuable habitat that absorbs storm water runoff. As a site within the urban ring as defined by the 1993 General Plan Refinement, its need for treatment facilities should be balanced with the provision of usable space within compact communities where land is scarce. As such, a large regional storm water management pond is strongly discouraged in favor of smaller treatment facilities integrated into a design that would still allow for a green space capable of active or passive use for the nearby communities [and], in particular, a recreational park at the intersection of Georgia Avenue and 16th Street to mark the entrance to the community and act as a multipurpose area for active and passive uses.

Page 81: Amend the third bullet under B. Environment as follows:

- Retain significant and healthy specimen trees on site, where possible and not in conflict with the provision of active recreational uses such as an athletic field.

Commented [WM1]: The trees are currently being cleared...should this language be revised?

Page 82: Amend the heading of 3.1.16 Grace Episcopal Church and Cemetery as follows:

[3.1.16]3.1.18 Grace Episcopal Church and Cemetery

Page 82: Amend the heading of 3.1.17 Silver Spring Health and Human Services Center as follows:

[3.1.17]3.1.19 Silver Spring Health and Human Services Center

Page 82: Amend the first paragraph of 3.1.17 Silver Spring Health and Human Services Center as follows:

Located in a repurposed elementary school, the center offers medical and social services assistance to county residents. There are no current plans to relocate or expand the operations. If the current use is vacated and the property deemed as excess, the plan supports, as a first priority, redevelopment [of the property as] that includes the provision of affordable housing, [or a parks facility. The recommended zone would not preclude the expansion of government operations or the adjacent Woodside Park.] Any redevelopment should be sensitive to the existing neighborhood character.

Page 82: Amend the first bullet under A. Land Use and Zoning to reflect Council decision as follows:

- Rezone the 2.6-acre, county-owned site, 8818 Georgia Avenue (Lot 9), from R-60 zone to [CRN-1.0, C-0, R-1.0, H-60] CRT-2.0, C-0.5, R-2.0, H-75 to allow flexibility for future development of low to medium-density housing.

Page 82: Insert a new bullet after the first bullet under A. Land Use and Zoning to reflect Council decision as follows:

- Provision of affordable housing should be maximized to the extent possible on county-owned land. Should the property redevelop, any optional method project that includes residential dwelling units should provide a minimum of 30 percent of the units as regulated affordable units: 15 percent affordable to households earning at the standard Moderately Priced Dwelling Unit (MPDU) level of 65-70 percent or less of Area Median Income (AMI) affordability range and 15 percent affordable to households earning less than 50 percent of AMI.

Page 82: Delete the second bullet under A. Land Use and Zoning as follows:

- [If the Montgomery County Health and Human Services vacates its offices located at 8818 Georgia Avenue (former Woodside Elementary School), the building should continue as a public facility, to be used for one of the following (but not limited to):
 - a school
 - a park facility
 - housing with a substantial affordable component.]

Page 82: Amend the first bullet under 3.1.17 Silver Spring Health and Human Services B. Parks to reflect Council decision as follows:

- [Urban Recreational Park and Community Gardens – 2-3 acres] Any open space required from an optional method development should be contiguous and developed in such a way that it can be incorporated into the existing adjacent park.

Page 82: Insert new section after 3.1.17 Silver Spring Health and Human Services Center as follows:

3.1.20 All Other Properties

The Plan confirms the existing zoning recommendation for all properties not explicitly noted or discussed in Section 3.1 Plan Area Districts.

Page 83: Insert a new bullet after the sixth bullet under 4.2 Commercial Residential Town (CRT) and Employment Office (EOF) Zones to reflect Council decision as follows:

- Small Business Opportunities

Page 84: Amend the first paragraph of 4.4 Bicycle Pedestrian Priority Area as follows:

Given the close proximity of the two boundaries, [The] the plan recommends MCDOT [initiate a joint Bicycle Pedestrian Priority Area (BiPPA) plan for consolidating the two existing BiPPAs.] develop distinct Bicycle and Pedestrian Priority Area plans (BiPPAs) for the Forest Glen and Montgomery Hills areas at the same time, as a joint project. This joint BiPPA plan project would identify and prioritize proposals for implementing small but necessary pedestrian improvements. Streamlining the schedules of the two BiPPAs will create efficiencies for fieldwork, analysis, and public outreach.

Page 84: Revise Table 7: Capital Improvement Projects – Parks, Opens Spaces and Community Facilities as follows:

Table 7: Capital Improvement Projects [– Parks, Opens Spaces, and Community Facilities]			
Project Name	Category	Lead Agency	Coordinating Agencies
Construct the Forest Glen passageway.	Transportation	MCDOT	MDOT SHA
Redesign Georgia Avenue as a Main Street.	Transportation	MDOT SHA	MCDOT, M-NCPPC
Study potential design of alternatives to the Beltway Interchange at Georgia Avenue.	Transportation	MDOT SHA	MCDOT
Study and design of new protected crossings on Georgia Avenue in the Forest Glen District.	Transportation	MCDOT	MDOT SHA
Study and design of new protected crossings on Georgia Avenue in the Montgomery Hills District.	Transportation	MCDOT	MDOT SHA
Study and design of new trail crossing at Luzerne Avenue and Georgia Avenue.	Transportation	MCDOT	MDOT SHA
Study and design new protected crossings on Georgia Avenue in the Woodside District	Transportation	MCDOT	MDOT SHA
Conduct traffic calming studies along Woodland Drive, Dale Drive, Forest Glen Road, Locust Grove Road, Columbia Boulevard, Forest Glen Road, First Avenue, Second Avenue, and Seminary Road.	Transportation	MCDOT	MDOT SHA
Install new sidewalk segments as identified with the <u>Pedestrian Level of Comfort</u> (PLoC) analysis.	Transportation	MCDOT	MDOT SHA

Table 7: Capital Improvement Projects [– Parks, Opens Spaces, and Community Facilities]			
Project Name	Category	Lead Agency	Coordinating Agencies
Improve existing unacceptable sidewalks as identified with the PLoC analysis.	Transportation	MCDOT	MDOT SHA
Implement Dale Drive Pedestrian and Bicycle Safety project.	Transportation	MCDOT	
Study and design the recommended extension of Woodland Drive (B-1).	Transportation	MCDOT	M-NCPPC
Create new separated bike lanes on Georgia Avenue, Columbia Boulevard, 16 th Street and Forest Glen Road.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Establish new bike lanes on Seminary Road.	Transportation	MCDOT	M-NCPPC
Extend neighborhood greenways on Columbia Boulevard, Woodland Drive, Lansdowne Way, Second Avenue, Douglas Avenue, McKinney Avenue, [Hiladrose] Hildarose Drive, Greeley Avenue, Darcy Forest Drive.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Install bikeshare stations throughout the plan area.	Transportation	MCDOT	M-NCPPC
Study the capacity of intersections along Georgia Avenue within the Montgomery Hills District and identify mitigation strategies after MDOT SHA improves the Beltway interchange with the MD 97 Montgomery Hills project.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Complete the Bus Rapid Transit Study Corridor 2: Georgia Avenue South.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Implement the micro-transit pilot project on Georgia Avenue.	Transportation	MCDOT	M-NCPPC
Improve Y and Q local bus route operations on Georgia Avenue,	Transportation	WMATA	MCDOT, M-NCPPC

Table 7: Capital Improvement Projects [– Parks, Opens Spaces, and Community Facilities]			
Project Name	Category	Lead Agency	Coordinating Agencies
Study and implement a new Bicycle Pedestrian Priority Area (BiPPA) plan for the Forest Glen BiPPA.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Study and implement a new BiPPA plan for the Montgomery Hills BiPPA.	Transportation	M-NCPPC	MDOT SHA, M-NCPPC
[Create a gateway urban recreational park at 16 th Street and Georgia Avenue.]	[Parks]	[PARKS]	[M-NCPPC]
[Right-of-way at 16 th street and Georgia Avenue – Urban Recreational Park] <u>Create a gateway urban recreational park at 16th Street and Georgia Avenue</u>	Parks and Open Space	M-NCPPC – Parks	MDSHA
[Parking Lot #12 – Urban Recreational Parklet]	[Parks and Open Space]	[M-NCPPC – Parks]	[MCDOT]
[Sniders Super Foods, Silver Spring Fire Station and Parking Lot 12 – Pocket Green Urban Park]	[Parks and Open Space]	[M-NCPPC – Parks]	[MCDOT, Private]
Seminary Place Shopping Center, Shell Gas Station and Montgomery Hills Car Wash – Civic Green Urban Park	Parks and Open Space	M-NCPPC – Parks	Private
Forest Glen Metro Station Parking Lot – Civic Green Urban Park	Parks and Open Space	M-NCPPC – Parks	WMATA, <u>Private</u>
Dennis Avenue Medical Cluster – Pocket Green Urban Park	Parks and Open Space	M-NCPPC – Parks	Private
Forest Glen Medical Center – Civic Green Urban Park	Parks and Open Space	M-NCPPC – Parks	<u>M-NCPPC – Parks</u> , Private
[Silver Spring Health and Human Services Center – Center and Community Gardens]	[Parks and Open Space]	[M-NCPPC – Parks]	[Montgomery County Department of Health and Human Services]
Georgia Avenue at Luzerne Avenue and Cedar View Court – Pocket Green Urban Park	Parks and Open Space	M-NCPPC – Parks	<u>M-NCPPC – Parks</u> , Private

General

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft Forest Glen/Montgomery Hills Sector Plan (September 2019).

994 The text and graphics will be revised as necessary to achieve and improve clarity and consistency,
995 to update factual information, and to convey the actions of the District Council. Graphics and
996 tables will be revised and re-numbered, where necessary, to be consistent with the text and titles.

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998
999 This is a correct copy of Council action.

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1001
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1003 _____
1004 Selena Mendy Singleton, Esq.
Clerk of the Council

DRAFT